

MINER’S RIDGE DIVISION NO. 2

VOL/PG

A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES AND WOONERFS NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF NORTH BEND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF NORTH BEND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF NORTH BEND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF NORTH BEND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF NORTH BEND, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

JOHN DAY HOMES, INC., A WASHINGTON CORPORATION  
By: \_\_\_\_\_

WASHINGTON TRUST BANK  
By: \_\_\_\_\_

NOTE: THE UNDERSIGNED, AS THE OWNERS OF LOT 1 OF MINER’S RIDGE DIVISION NO. 1, VOLUME 266 OF PLATS, PAGES 47–51, IN KING COUNTY, WASHINGTON, ARE EXECUTING THIS PLAT FOR THE SOLE AND LIMITED PURPOSE OF GRANTING THE PUBLIC FIRE TRUCK TURN–AROUND EASEMENT UNDER EASEMENT NOTES NO. 7.

LYNN J. MINER

GALE LEE MINER

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KING )

ON THIS DAY PERSONALLY APPEARED BEFORE ME LYNN J. & GALE LEE MINER, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN R. DAY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF JOHN DAY HOMES, INC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF WASHINGTON TRUST BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

CITY OF NORTH BEND APPROVALS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
CED DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR/CITY ENGINEER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
FINANCE DIRECTOR

KING COUNTY ASSESSOR

ACCOUNT NO. \_\_\_\_\_  
EXAMINED AND APPROVED BY THE KING COUNTY DEPARTMENT OF ASSESSMENTS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
KING COUNTY ASSESSOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DEPUTY ASSESSOR

\_\_\_\_\_  
DATE

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
MANAGER,  
KING COUNTY OFFICE OF FINANCE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DEPUTY

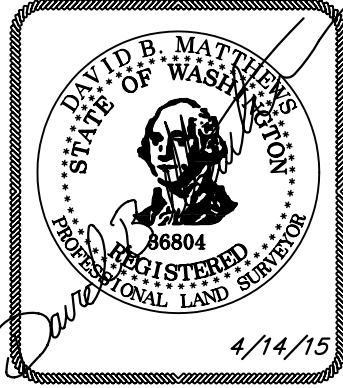
\_\_\_\_\_  
DATE

COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MINER’S RIDGE HOME OWNERS ASSOCIATION AGREEMENT RECORDED UNDER RECORDING NUMBER \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON

LAND SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF MINER’S RIDGE DIVISION NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



\_\_\_\_\_  
DAVID B. MATTHEWS, PLS  
CERTIFICATE NO. 36804  
CONCEPT ENGINEERING, INC.  
455 RAINIER BLVD. N.  
ISSAQUAH, WA 98027  
PHONE: (425) 392–8055

RECORDER’S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CONCEPT ENGINEERING, INC. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_; AFN \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

\_\_\_\_\_  
MANAGER

\_\_\_\_\_  
SUPERINTENDENT OF RECORDS



CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392–8055 FAX (425) 392–0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

CITY OF NORTH BEND FILE NO. PLN 2012–0101

JOB NO. 34068

SHEET 1 OF 8

VOL/PG

# MINER’S RIDGE DIVISION NO. 2

VOL/PG

A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

TRACT A, MINER’S RIDGE DIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF PLATS, PAGES 47 THROUGH 51, IN KING COUNTY, WASHINGTON;  
  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## RESTRICTIONS OF RECORD

- 1. RESERVATION OF MINERAL RIGHTS, REC. NO. 3540553
- 2. TERMS AND CONDITIONS NOTICE, REC. NO. 20040727001841
- 3. EASEMENT FOR ROADWAY AND UTILITY PURPOSES, REC. NO. 5784000
- 4. DECLARATION OF COVENANT, REC. NO. 20030416000076
- 5. SENSITIVE AREAS NOTICE, REC. NO. 20040727001842
- 6. ACCESS EASEMENT AGREEMENT, REC. NO. 20140214001227, MODIFIED BY REC. NO. 20140527000093 AND RE–RECORDED UNDER REC. NO. 20140313000773.
- 7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS, DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF MINER’S RIDGE DIVISION NO. 1, REC. NO. 20140804001326.
- 8. PUGET SOUND ENERGY UTILITY EASEMENT, REC. NO. 20141009000438.

## GENERAL NOTES

- 1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332–130–090.
- 2. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY HOUSE, BUILDING OR STRUCTURE UNTIL THE OWNER HAS PROCURED THE OFFICIAL NUMBER OF THE PREMISES FROM THE CITY OF NORTH BEND. FINAL APPROVAL OF ANY STRUCTURE ERECTED, REPAIRED, ALTERED OR MODIFIED SHALL BE WITHHELD BY THE CITY BUILDING OFFICIAL UNTIL PERMANENT AND PROPER NUMBERS HAVE BEEN AFFIXED TO SAID STRUCTURE.
- 3. FRONT YARDS – THE BUILDING LOT SHALL BE BLADED PRIOR TO PLANTING TO REMOVE ROCKS AND DEBRIS. AT A MINIMUM, THE FRONT YARD OF ALL NEW LOTS AND ANY SIDE YARD ABUTTING A STREET SHALL BE SODDED OR SEEDED WITH GRASS OR OTHERWISE LANDSCAPED AND SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS TREE.
- 4. NORTH BEND MUNICIPAL CODE 18.34.110(B)(1) REQUIRES AT LEAST 60 PERCENT OF FRONT YARD SETBACKS ON THE SAME SIDE OF THE STREET WITHIN A BLOCK BE AT THE SAME DISTANCE FORMING A BUILDING TO LINE AND THAT AT LEAST 20 PERCENT OF SETBACKS VARY FROM THE BUILD–TO–LINE BY A DIFFERENCE OF AT LEAST 5 FEET.
- 5. PRIOR TO BUILDING PERMIT APPROVAL OF EACH STRUCTURE, THE APPLICANT OF SAID BUILDING PERMIT SHALL DEMONSTRATE COMPLIANCE WITH NORTH BEND MUNICIPAL CODE 18.34.070 THROUGH 18.34.090.
- 6. NO NEW ON–SITE STORMWATER INFILTRATION FACILITIES OR IMPERVIOUS SURFACES, INCLUDING BUT NOT LIMITED TO PAVED PATIOS, WALKWAYS, SPORTS COURTS, ETC., SHALL BE ALLOWED WITHIN THE 25–FOOT STEEP SLOPE SETBACK AREA ON PHASE 1, LOT 1 AND PHASE 2 LOT 24, AND WITHIN THE 20–FOOT STEEP SLOPE SETBACK AREA ON PHASE 2 LOTS 15–22.
- 7. DRIVEWAY AND UTILITIES TRACT A IS CONVEYED IN THE DEDICATION ON SHEET 1 TO THE MINER’S RIDGE HOMEOWNERS ASSOCIATION. THIS TRACT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 8. PARK AND CRITICAL AREAS TRACT B IS CONVEYED IN THE DEDICATION ON SHEET 1 TO THE MINER’S RIDGE HOMEOWNERS ASSOCIATION. THIS TRACT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 9. DRIVEWAY AND UTILITIES TRACT C IS CONVEYED IN THE DEDICATION ON SHEET 1 TO THE MINER’S RIDGE HOMEOWNERS ASSOCIATION. AN OVERLYING PRIVATE ACCESS AND UTILITES EASEMENT, OVER AND ACROSS SAID TRACT, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 1 OF MINER’S RIDGE DIVISION 1, VOLUME 266, PAGES 47–51. THIS TRACT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 10. CRITICAL AREAS TRACT D IS CONVEYED IN THE DEDICATION ON SHEET 1 TO THE MINER’S RIDGE HOMEOWNERS ASSOCIATION. THIS TRACT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 11. TRACT E IS OWNED AND MAINTAINED BY JOHN DAY HOMES, INC.
- 12. PURSUANT TO NBMC 19.05.010(N), ALL LANDSCAPE STRIPS AND SIDEWALKS IN THE RIGHT–OF–WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 13. CONFORMANCE TO ALL APPLICABLE RESIDENTIAL DESIGN STANDARDS IN NBMC 18.34 SHALL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL FOR HOMES TO BE CONSTRUCTED WITHIN THE SUBDIVISION.
- 14. BUILDING LOTS SHALL BE BLADED PRIOR TO PLANTING TO REMOVE ROCKS AND DEBRIS. AT A MINIMUM, THE FRONT YARD OF ALL NEW LOTS AND ANY SIDE YARD ABUTTING A STREET SHALL BE SODDED OR SEEDED WITH GRASS OR OTHERWISE LANDSCAPED AND SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS TREE.
- 15. ALL FENCES PROPOSED FOR RESIDENTIAL LOTS WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED CONSISTENT WITH THE FENCE GUIDELINES IN NBMC 18.18.175. FENCES SHALL BE CONSTRUCTED OUTSIDE OF ALL PUBLIC STORM DRAINAGE, SANITARY SEWER AND WATER EASEMENTS.
- 16. ALL STREETS SHALL BE DEDICATED TO THE CITY OF NORTH BEND FOR OWNERSHIP, OPERATION AND MAINTENANCE.
- 17. THE MAINTENANCE OF ALL TREATMENT, RETENTION AND BIO–CELLS AND OTHER DRAINAGE FEATURES OUTSIDE THE ROADWAY PRISM WILL BE THE RESPONSIBILITY OF THE MINER’S RIDGE HOMEOWNERS ASSOCIATION. THE ROADWAY PRISM SHALL BE DEFINED AS FROM BACK OF CURB TO BACK OF CURB. IN THE EVENT THE HOA FAILS IN THE FUTURE, THE MAINTENANCE OF THESE FACILITIES SHALL FALL EQUALLY UPON ALL PROPERTY OWNERS THAT FRONT ONTO A STORM DRAINAGE ELEMENT OR HAVE ANY SUCH ELEMENT GO THROUGH THEIR LOTS. THE CITY WILL MAINTAIN THE STORM DRAINAGE MAINLINE PIPING AND CATCH BASINS WITHIN THE ROADWAY PRISM.
- 18. ALL HOMES IN THE PLAT OF MINER’S RIDGE DIVISION NO. 2 LOCATED WITHIN THE SHORELINE MASTER PROGRAM JURISDICTION SHALL BE SUBJECT TO THE SHORELINE MASTER PROGRAM BULK AND DIMENSIONAL STANDARDS IN NBMC 14.20.280.

## EASEMENT NOTES

- 1. THE 3–FOOT WIDE PUBLIC STORM DRAINAGE EASEMENT SHOWN ON LOT 3 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC STORM DRAINAGE FACILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- 2. THE 3–FOOT WIDE PUBLIC STORM DRAINAGE EASEMENT SHOWN ON LOT 4 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC STORM DRAINAGE FACILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- 3. THE 20–FOOT WIDE PUBLIC STORM DRAINAGE EASEMENT SHOWN ON PARK AND CRITICAL AREAS TRACT B IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC STORM DRAINAGE FACILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- 4. THE 5–FOOT WIDE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 6 IS FOR THE BENEFIT OF LOT 1 OF MINER’S RIDGE DIVISION NO. 1. THE OWNER OF SAID LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.
- 5. THE 5–FOOT WIDE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 13 AND DRIVEWAY AND UTILITIES TRACT C IS FOR THE BENEFIT OF LOT 24. THE OWNER OF SAID LOT 24 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.
- 6. THE TEMPORARY PUBLIC FIRE TRUCK TRUCK TURN–AROUND EASEMENT WITHIN LOTS 22 AND 23 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT TO THE CITY OF NORTH BEND FOR FIRE TRUCK TURN–AROUND PURPOSES. THE MINOR’S RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY WITHIN SAID EASEMENT.
- 7. THE PUBLIC FIRE TRUCK TRUCK TURN–AROUND EASEMENT WITHIN LOT 1 OF MINER’S RIDGE DIVISION NO. 1 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT TO THE CITY OF NORTH BEND FOR FIRE TRUCK TURN–AROUND PURPOSES. THE OWNER OF SAID LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY WITHIN SAID EASEMENT.
- 8. THE 15’X15’ PUBLIC WATER EASEMENT WITHIN TRACT E IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE SALLAL WATER ASSOCIATION FOR PUBLIC WATER FACILITIES. THE SALLAL WATER ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENT.
- 9. THE 20–FOOT WIDE PRIVATE INGRESS, EGRESS & UTILITIES EASEMENT WITHIN TRACT C IS FOR THE BENEFIT OF LOT 1 OF MINER’S RIDGE DIVISION NO. 1. THE OWNER OF SAID LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRIVEWAY AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.
- 10. THE 10–FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 4 THROUGH 12 IS FOR THE BENEFIT OF LOTS 4 THROUGH 13. THE OWNERS OF SAID LOTS 4 THROUGH 13 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.

## TRACT B AND TRACT D NATIVE GROWTH PROTECTION EASEMENT NOTE

A NATIVE GROWTH PROTECTION EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND OVER AND ACROSS TRACT B AND TRACT D. DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY, AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OF THE CITY OF NORTH BEND, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION IN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED, OR DAMAGED WITHOUT EXPRESS WRITTEN PERMISSION FROM THE CITY OF NORTH BEND.

## UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF NORTH BEND, PUGET SOUND ENERGY, INC., TANNER ELECTRIC COMPANY AND AT&T CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY; AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S); IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND–MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

## SANITARY SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND, OVER, UNDER, ACROSS AND UPON THE AREAS DESIGNATED HEREON AS "PUBLIC SANITARY SEWER EASEMENT" IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE SANITARY SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF NORTH BEND HAS BEEN APPROVED.

## WATER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO SALLAL WATER ASSOCIATION, OVER, UNDER, ACROSS AND UPON THE AREAS DESIGNATED HEREON AS "PUBLIC WATER EASEMENT" IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SALLAL WATER ASSOCIATION HAS BEEN APPROVED.

## PRIVATE EASEMENT PROVISION

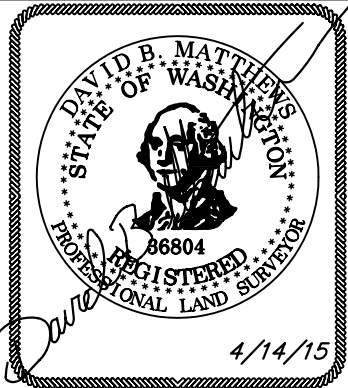
THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSOR’S, HEIRS AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.



CONCEPT ENGINEERING, INC.  
455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392–8055 FAX (425) 392–0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

JOB NO. 34068  
SHEET 2 OF 8

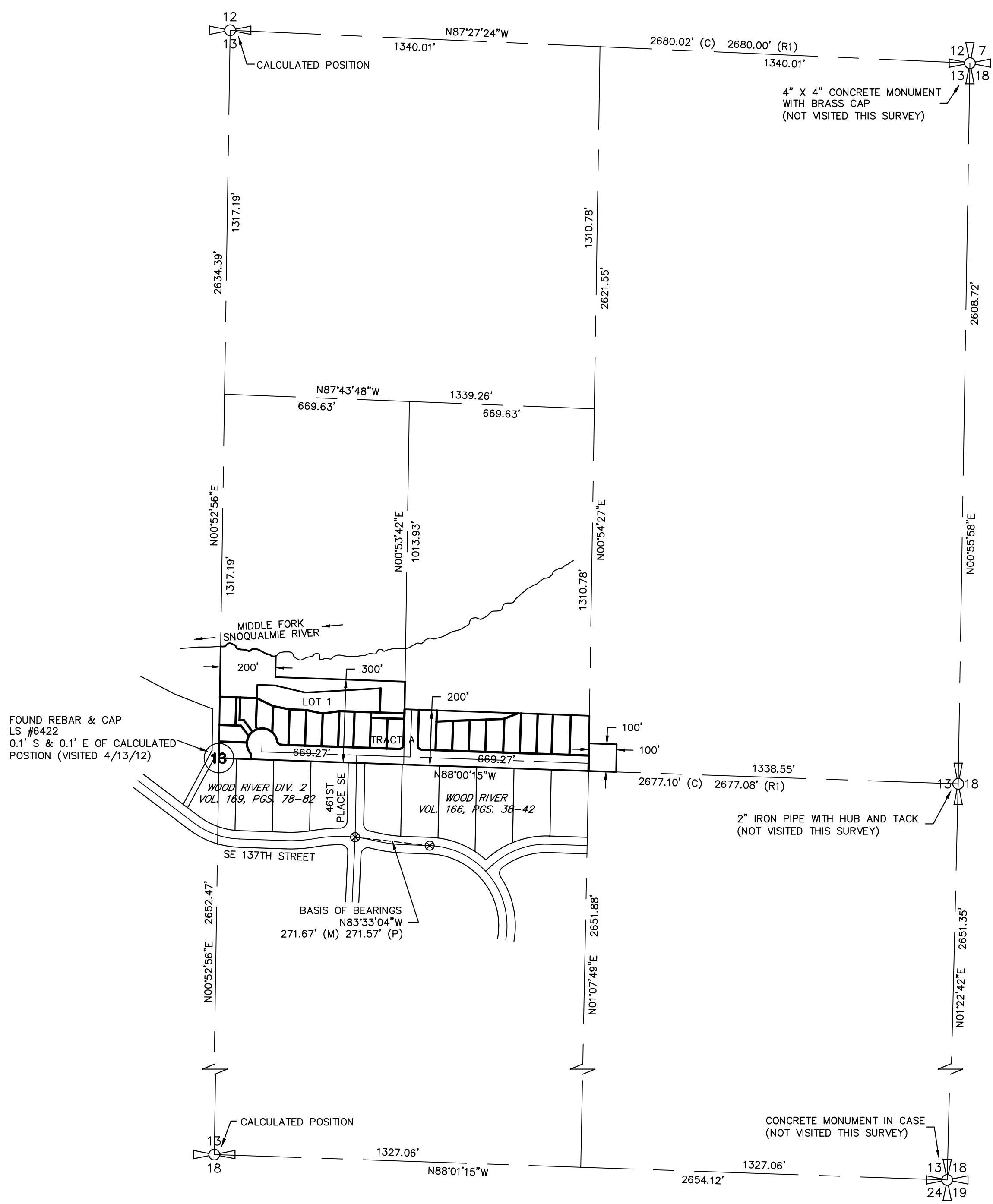


VOL/PG

# MINER'S RIDGE DIVISION NO. 2

VOL/PG

A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON



## SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.

PER KING COUNTY BLA L06L0109  
REC. NO. 20070208900005

### LEGEND

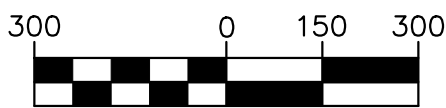
- (R1) KCBLA L06L0109, REC. #20070208900005
- (C) CALCULATED
- (M) MEASURED
- (P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42
- ⊗ FOUND MONUMENT IN CASE

### MERIDIAN

NAD 83/91

### BASIS OF BEARINGS

N83°33'04\"/>



SCALE  
1 inch = 300 ft.

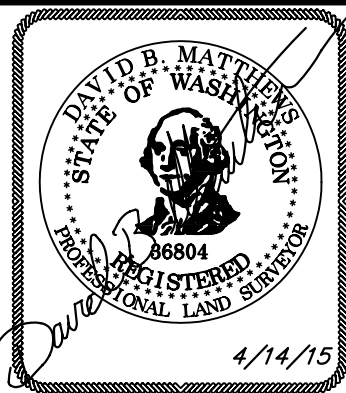


CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 FAX (425) 392-0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

JOB NO. 34068  
SHEET 3 OF 8



VOL/PG

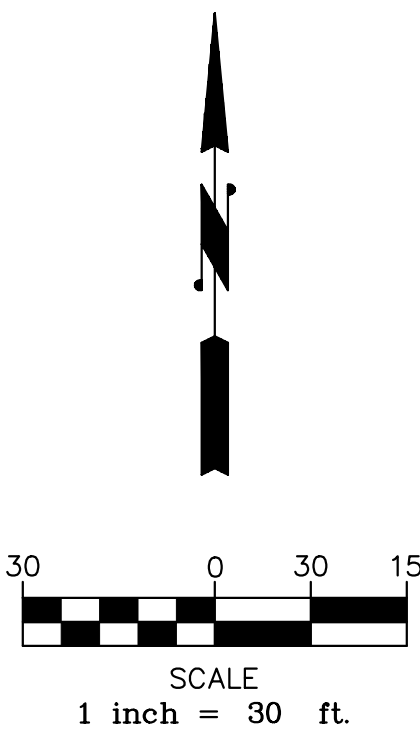
MINER'S RIDGE DIVISION NO. 2

VOL/PG

A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

EASEMENT LEGEND

- (A) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (B) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (C) 20' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (D) 5' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 1, MINER'S RIDGE DIV. NO. 1
- (E) 5' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 24
- (F) 20' WIDE TEMPORARY PUBLIC ACCESS EASEMENT FOR FIRE TRUCK TURN-AROUND
- (G) PUBLIC ACCESS EASEMENT FOR FIRE TRUCK TURN-AROUND
- (H) 10' PUBLIC UTILITY EASEMENT (SEE UTILITY EASEMENT PROVISIONS ON SHEET 2 OF 8)
- (I) 15' X 15' PUBLIC WATER EASEMENT
- (J) 10' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (K) 10' WIDE PUGET SOUND ENERGY EASEMENT, REC. NO. 20141009000438



LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CEI #28101
- ⊙ SET MONUMENT IN CASE WITH BRASS DISK STAMPED "LS #36804"
- FOUND IRON PIPE
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
- (R1) KCBLA L06L0109, REC. #20070208900005
- (P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42
- WOOD FENCE
- BSBL BUILDING SETBACK LINE

LINE	BEARING	LENGTH
L1	N86°20'59"W	6.72'
L2	N86°49'19"E	7.50'
L3	N63°01'55"W	12.10'
L4	N76°54'53"W	8.21'
L5	N85°33'40"W	17.58'
L6	N40°22'46"E	4.21'
L7	N74°03'45"E	1.84'
L8	N61°41'45"W	29.33'
L9	N79°37'46"W	13.03'
L10	N46°48'17"W	8.17'
L11	N77°00'43"W	3.69'
L12	N23°59'41"W	18.00'
L13	N01°59'45"E	19.83'
L14	N88°00'15"W	15.64'
L15	N36°49'28"W	9.13'
L37	N43°11'03"E	28.22'
L45	N88°53'22"W	45.52'
L46	N83°43'48"W	37.98'
L47	N71°46'00"W	27.01'
L48	N76°12'08"W	36.91'
L49	N74°10'38"W	20.71'
L50	N77°40'33"E	9.39'
L51	N88°01'58"W	21.26'
L52	N80°33'26"E	24.77'
L60	N87°59'35"W	104.99'
L61	N46°25'20"W	50.00'
L62	N88°00'15"W	102.60'
L63	N78°05'07"W	60.91'

LOT 35  
TAX PARCEL  
951031-0350

WOOD RIVER DIV. 2  
VOL. 169, PGS. 78-82

CURVE	DELTA	RADIUS	LENGTH
C1	59°16'55"	6.40'	6.62'
C2	89°25'41"	15.30'	23.88'
C3	48°10'35"	10.00'	8.41'
C4	62°03'33"	10.00'	10.83'
C5	29°58'34"	20.00'	10.46'
C6	84°02'08"	8.00'	11.73'
C7	44°14'30"	35.00'	27.03'
C8	36°58'58"	18.00'	11.62'
C9	46°02'13"	55.00'	44.19'
C10	25°09'50"	55.00'	24.16'
C11	21°31'26"	55.00'	20.66'
C12	21°10'08"	55.00'	20.32'
C13	60°08'34"	55.00'	57.73'
C14	37°15'21"	55.00'	35.76'
C15	77°20'22"	18.00'	24.30'
C23	04°26'08"	25.00'	1.94'
C24	28°08'48"	25.00'	12.28'
C25	11°24'35"	25.00'	4.98'

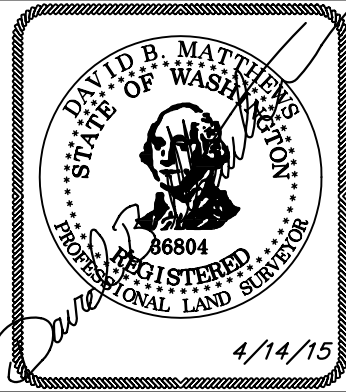


CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 FAX (425) 392-0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

JOB NO. 34068  
SHEET 4 OF 8



VOL/PG



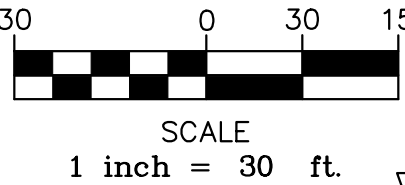
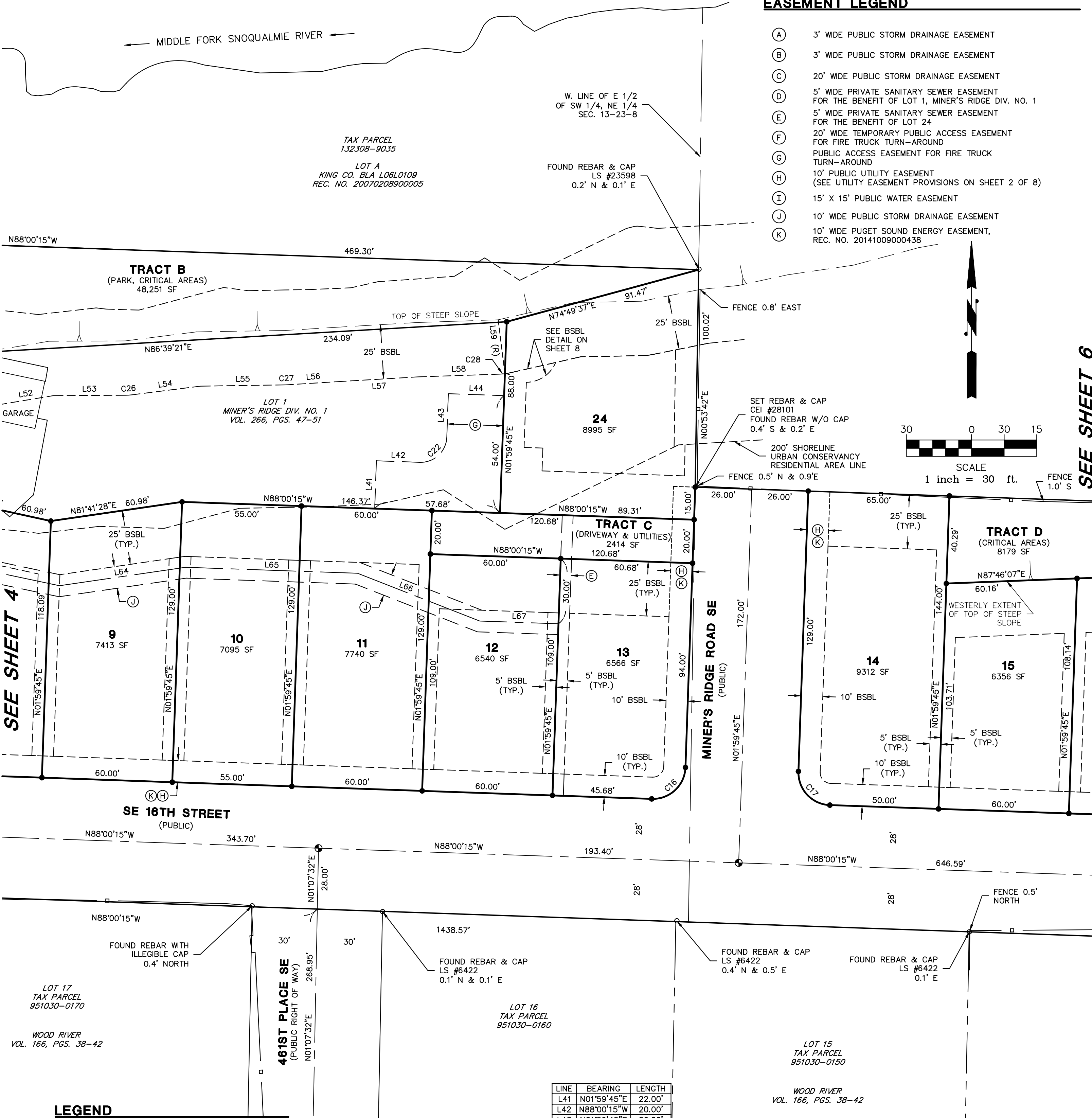
MINER'S RIDGE DIVISION NO. 2

VOL/PG

A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

EASEMENT LEGEND

- (A) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (B) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (C) 20' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (D) 5' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 1, MINER'S RIDGE DIV. NO. 1
- (E) 5' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 24
- (F) 20' WIDE TEMPORARY PUBLIC ACCESS EASEMENT FOR FIRE TRUCK TURN-AROUND
- (G) PUBLIC ACCESS EASEMENT FOR FIRE TRUCK TURN-AROUND
- (H) 10' PUBLIC UTILITY EASEMENT (SEE UTILITY EASEMENT PROVISIONS ON SHEET 2 OF 8)
- (I) 15' X 15' PUBLIC WATER EASEMENT
- (J) 10' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (K) 10' WIDE PUGET SOUND ENERGY EASEMENT, REC. NO. 20141009000438



SEE SHEET 6

LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CEI #28101
- ⊙ SET MONUMENT IN CASE WITH BRASS DISK STAMPED "LS #36804"
- FOUND IRON PIPE
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
- (R1) KCBLA L06L0109, REC. #20070208900005
- (P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42
- WOOD FENCE
- BSBL BUILDING SETBACK LINE

CURVE	DELTA	RADIUS	LENGTH
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C22	89°59'59"	12.00'	18.85'
C26	06°53'31"	25.00'	3.01'
C27	02°42'10"	25.00'	1.18'
C28	05°10'59"	25.00'	2.26'

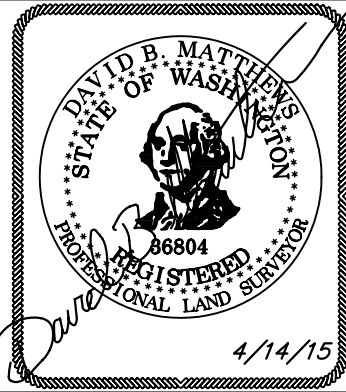
LINE	BEARING	LENGTH
L41	N01°59'45"E	22.00'
L42	N88°00'15"W	20.00'
L43	N01°59'45"E	20.00'
L44	N88°00'15"W	25.68'
L52	N80°33'26"E	24.77'
L53	N89°41'17"E	33.19'
L54	N82°47'47"E	31.74'
L55	N89°08'11"E	39.05'
L56	N86°26'01"E	23.71'
L57	N86°35'24"E	36.26'
L58	N88°04'44"E	37.68'
L59	N07°07'00"W	25.00'
L64	N81°41'28"E	58.65'
L65	N88°00'15"W	79.11'
L66	N68°38'44"W	60.34'
L67	N88°00'15"W	36.26'



CONCEPT ENGINEERING, INC.  
455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 FAX (425) 392-0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

JOB NO. 34068  
SHEET 5 OF 8



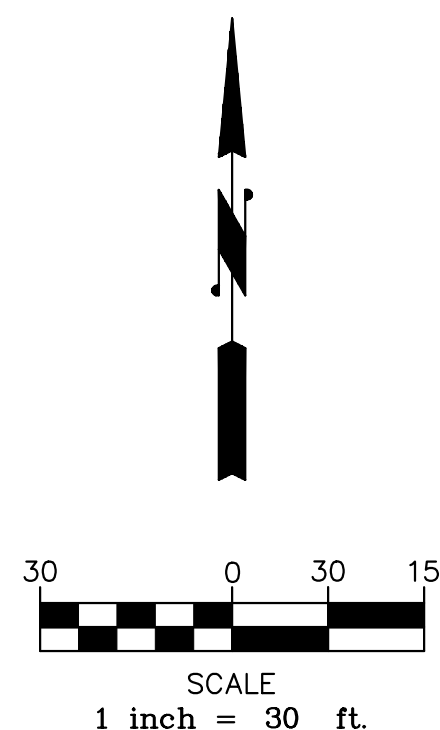
VOL/PG

## VOL/PG

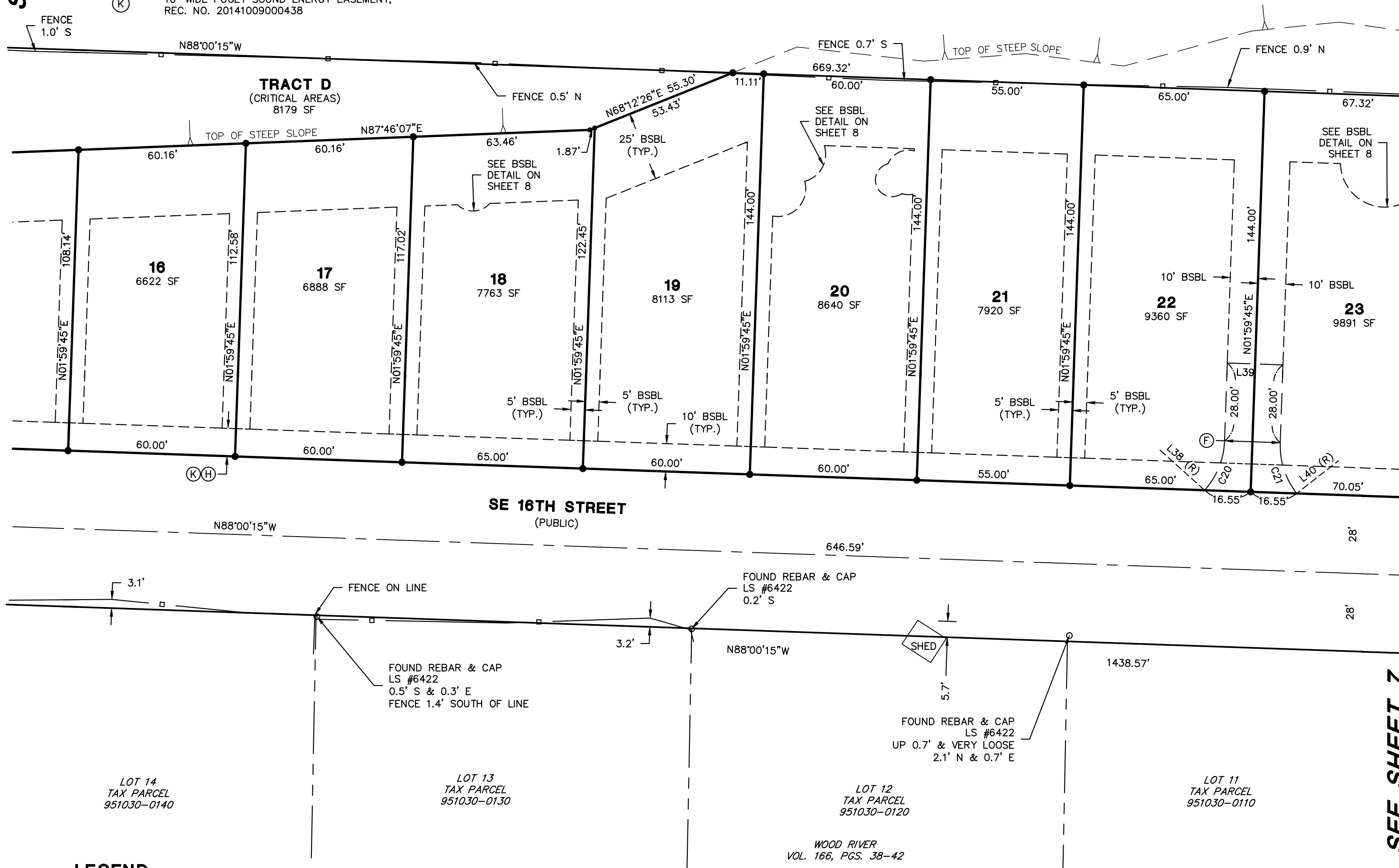
## EASEMENT LEGEND

- (A) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (B) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (C) 20' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (D) 5' WIDE PRIVATE SANITARY SEWER EASEMENT  
FOR THE BENEFIT OF LOT 1, MINER'S RIDGE DIV. NO. 1
- (E) 5' WIDE PRIVATE SANITARY SEWER EASEMENT  
FOR THE BENEFIT OF LOT 24
- (F) 20' WIDE TEMPORARY PUBLIC ACCESS EASEMENT  
FOR FIRE TRUCK TURN-AROUND
- (G) PUBLIC ACCESS EASEMENT FOR FIRE TRUCK  
TURN-AROUND
- (H) 10' PUBLIC UTILITY EASEMENT  
(SEE UTILITY EASEMENT PROVISIONS ON SHEET 2 OF 8)
- (I) 15' X 15' PUBLIC WATER EASEMENT
- (J) 10' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (K) 10' WIDE PUGET SOUND ENERGY EASEMENT,  
REC. NO. 20141009000438

LOT A  
KING CO. BLA L06L0109  
REC. NO. 20070208900005



**SEE SHEET 5**



## LEGEND

- FOUND REBAR & CAP  
● SET REBAR & CAP, CEI #28101  
⊙ SET MONUMENT IN CASE WITH BRASS  
DISK STAMPED "LS #36804"  
○ FOUND IRON PIPE  
(C) CALCULATED  
(D) DEED  
(M) MEASURED  
(R1) KCBLA L06L0109, REC. #20070208900005  
(P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42  
—— □ —— WOOD FENCE  
BSBL BUILDING SETBACK LINE

CURVE	DELTA	RADIUS	LENGTH
C20	40°00'19"	28.00'	19.55'
C21	40°00'19"	28.00'	19.55'

LINE	BEARING	LENGTH
L38	N47°59'56"W	28.00'
L39	N88°00'15"W	20.00'
L40	N51°59'28"E	28.00'

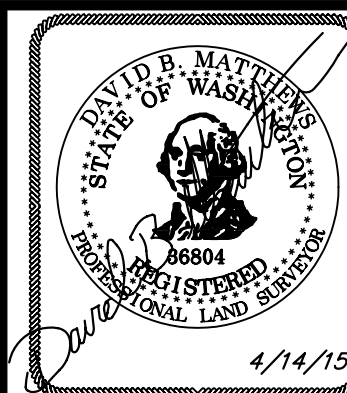


CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 FAX (425) 392-0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

JOB NO. 34068  
SHEET 6 OF 8



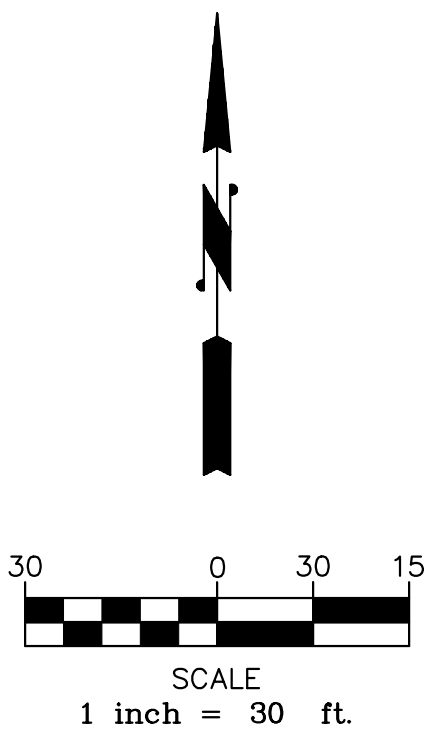
**SEE SHEET 7**

VOL/PG

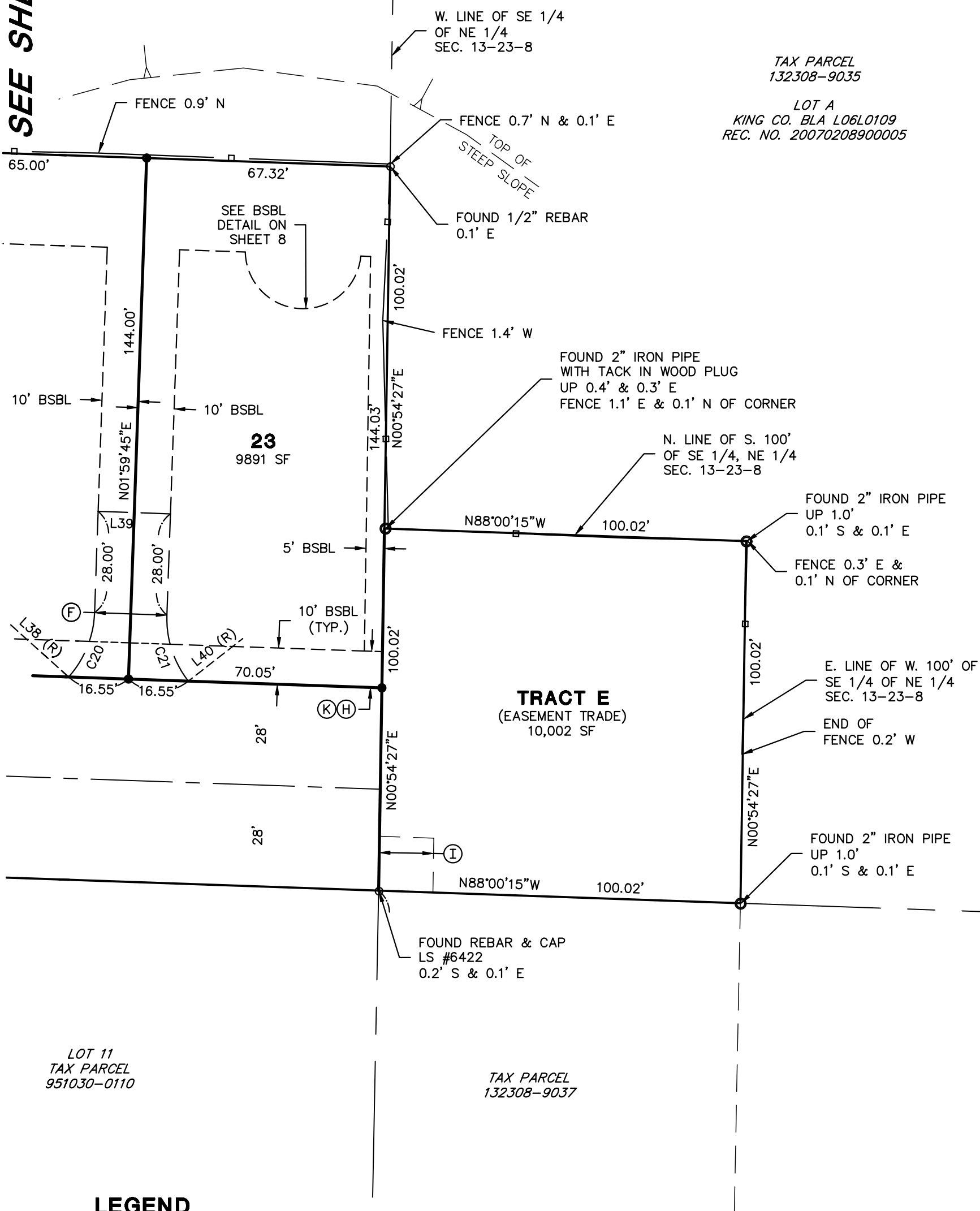
MINER'S RIDGE DIVISION NO. 2

VOL/PG

A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON



SEE SHEET 6



EASEMENT LEGEND

- (A) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (B) 3' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (C) 20' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (D) 5' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 1, MINER'S RIDGE DIV. NO. 1
- (E) 5' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 24
- (F) 20' WIDE TEMPORARY PUBLIC ACCESS EASEMENT FOR FIRE TRUCK TURN-AROUND
- (G) PUBLIC ACCESS EASEMENT FOR FIRE TRUCK TURN-AROUND
- (H) 10' PUBLIC UTILITY EASEMENT (SEE UTILITY EASEMENT PROVISIONS ON SHEET 2 OF 8)
- (I) 15' X 15' PUBLIC WATER EASEMENT
- (J) 10' WIDE PUBLIC STORM DRAINAGE EASEMENT
- (K) 10' WIDE PUGET SOUND ENERGY EASEMENT, REC. NO. 20141009000438

LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CEI #28101
- ⊙ SET MONUMENT IN CASE WITH BRASS DISK STAMPED "LS #36804"
- FOUND IRON PIPE
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
- (R1) KCBLA L06L0109, REC. #20070208900005
- (P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42
- WOOD FENCE
- BSBL BUILDING SETBACK LINE

CURVE	DELTA	RADIUS	LENGTH
C20	40°00'19"	28.00'	19.55'
C21	40°00'19"	28.00'	19.55'

LINE	BEARING	LENGTH
L38	N47°59'56"W	28.00'
L39	N88°00'15"W	20.00'
L40	N51°59'28"E	28.00'

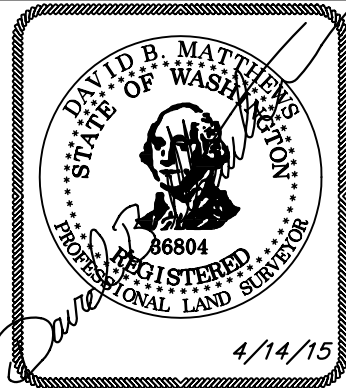


CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 FAX (425) 392-0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

JOB NO. 34068  
SHEET 7 OF 8



VOL/PG

## VOL/PG

200' SHORELINE  
URBAN CONSERVANCY  
RESIDENTIAL AREA LINE

N88°00'15"W

134.05'

60.05'

17.48'

L18

R15'

25' BSBL

44.69'

L16

R15'

L17

26.49'

14.00'

60.00'

25' BSBL

10' BSBL

28.70'

10' BSBL

101.52'

5' BSBL

**3**

5995 SF

101.50'

5' BSBL

**TRACT A**

101°59'45"E

101°59'45"E

81.50'

10' BSBL

10' BSBL

L22

L23

L24

**4**

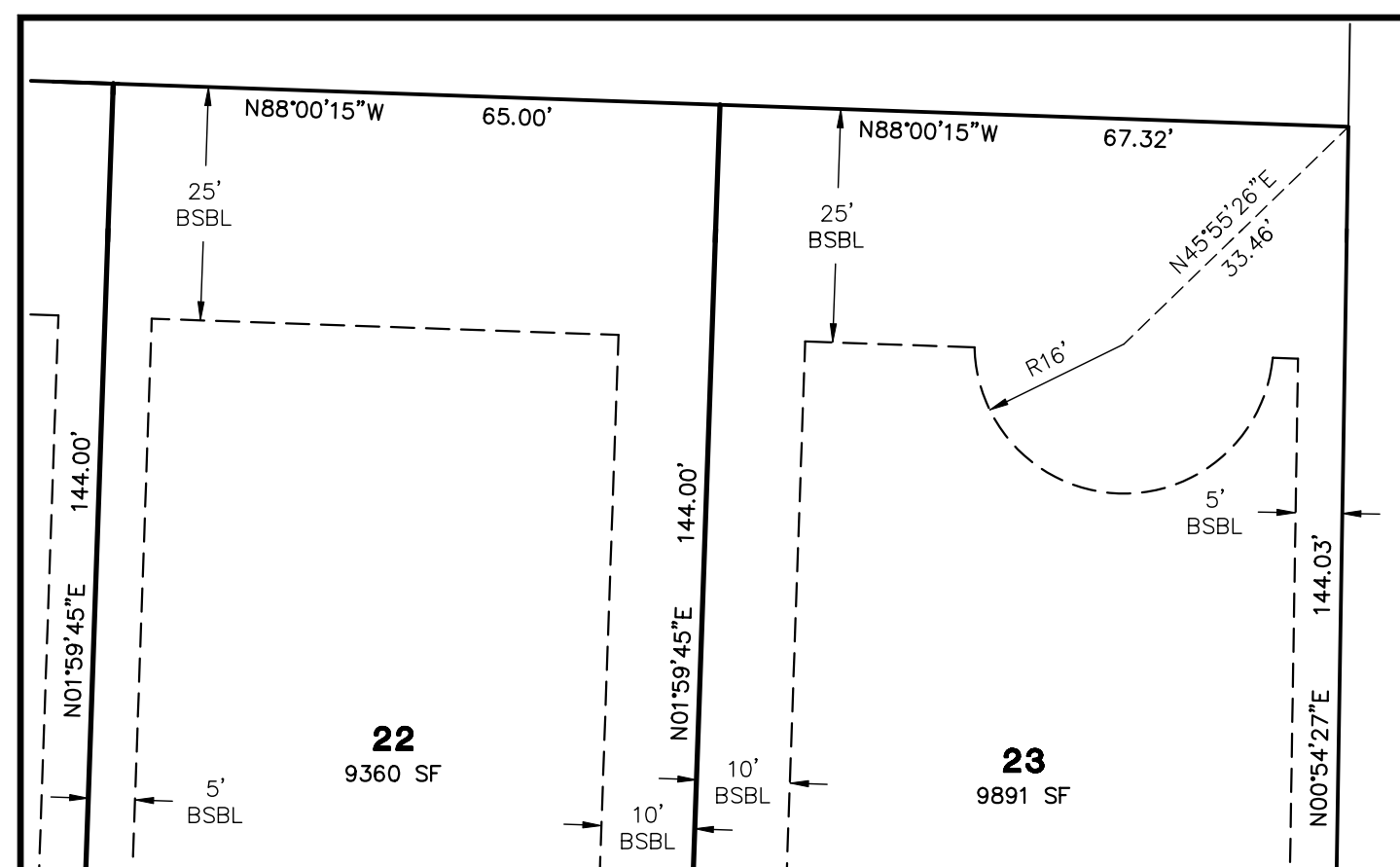
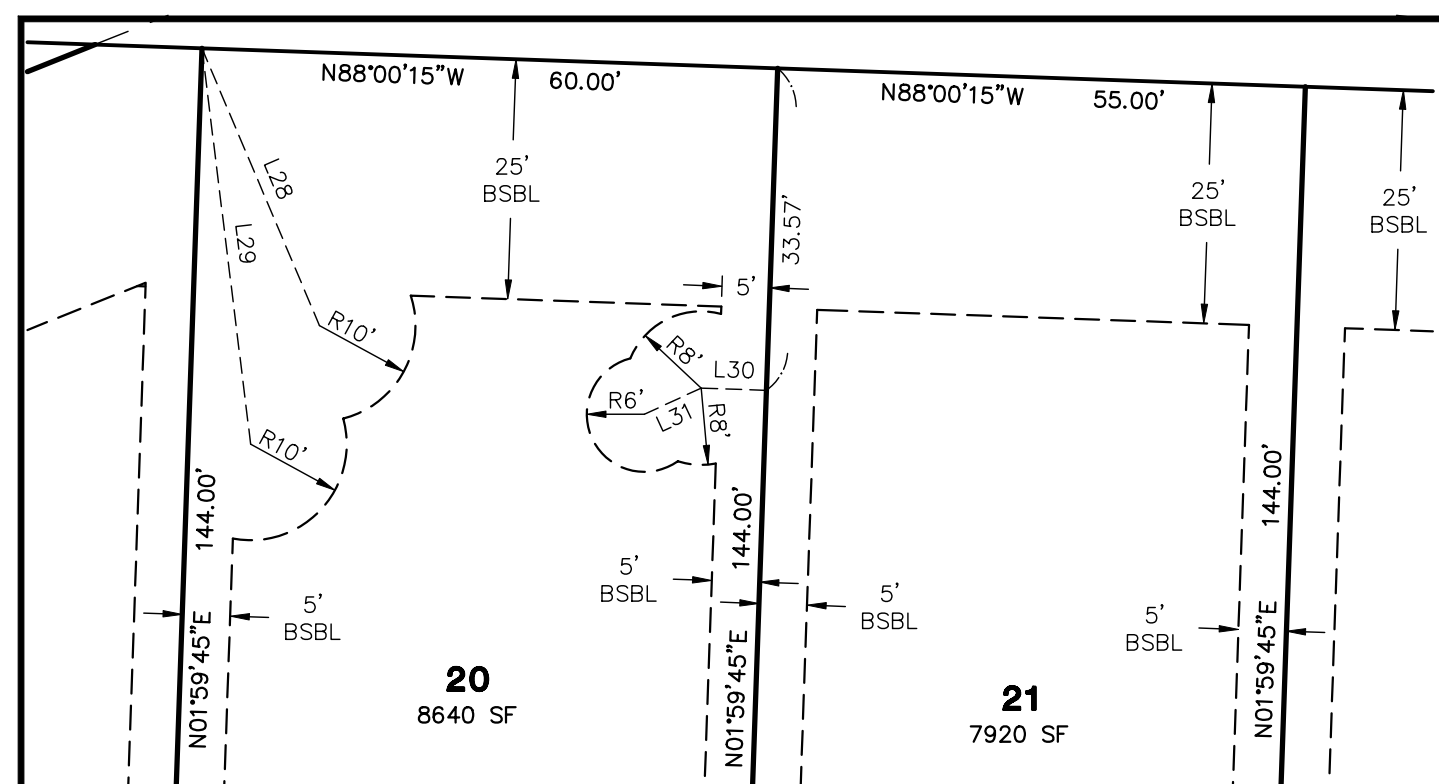
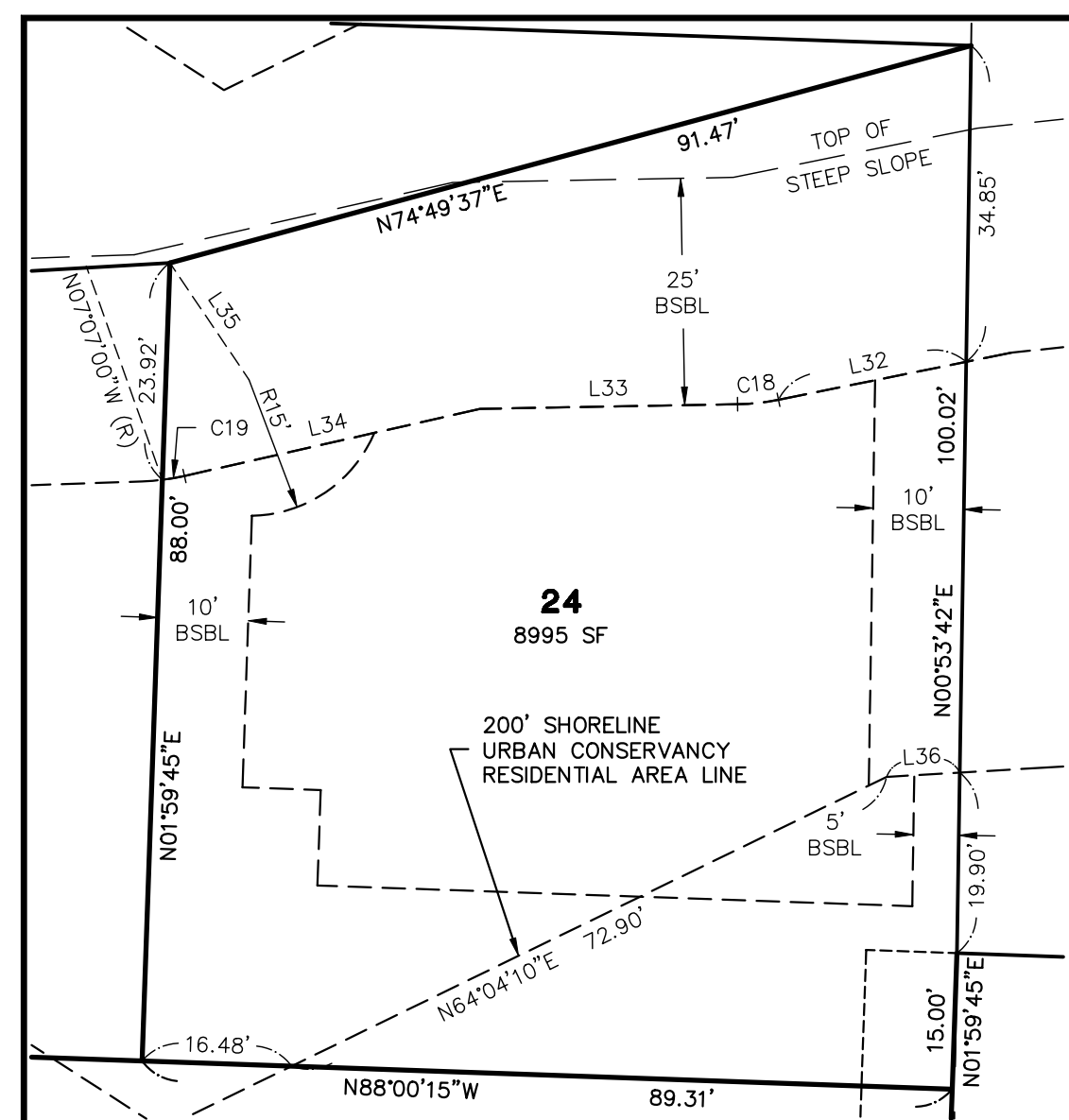
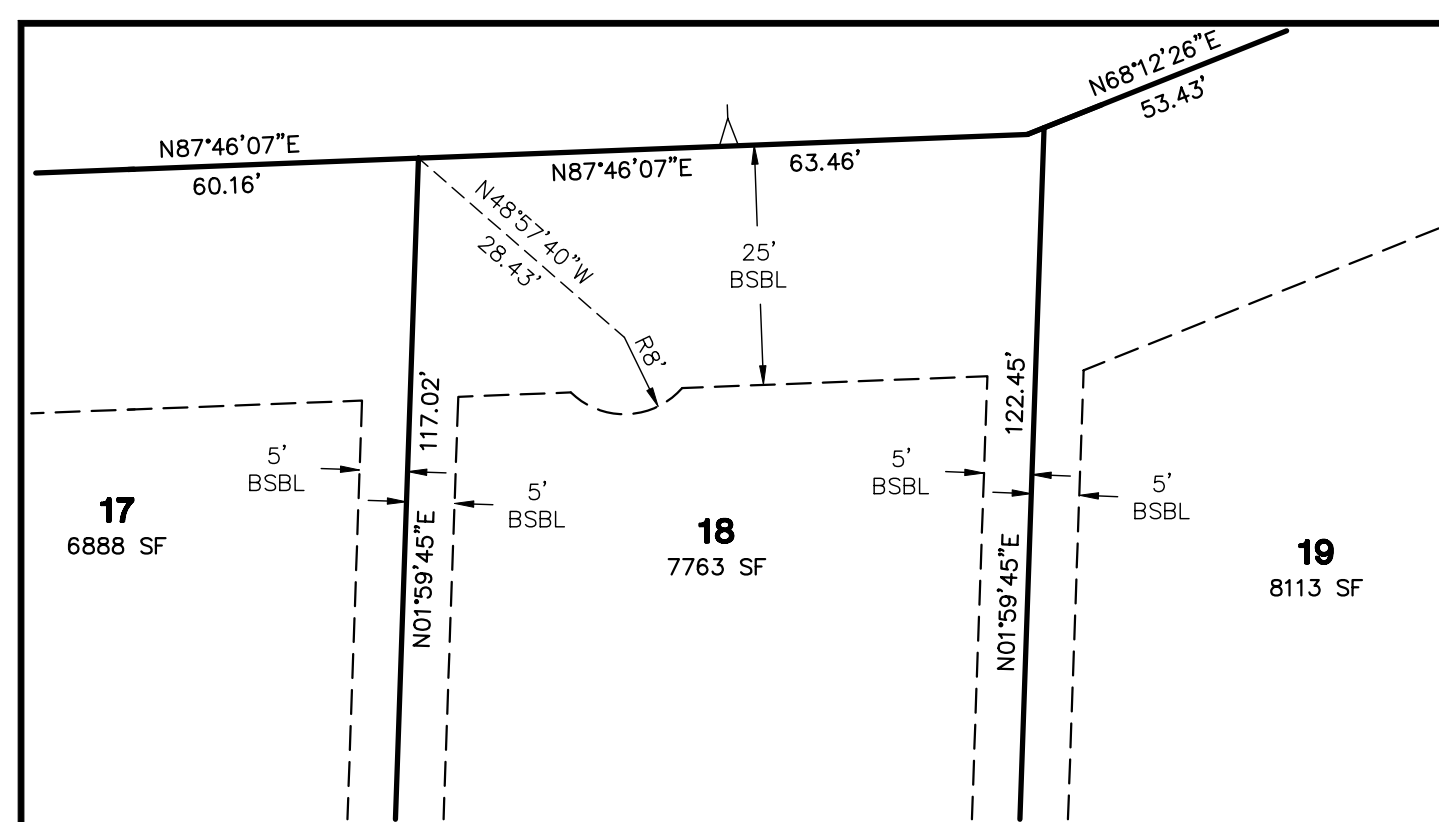
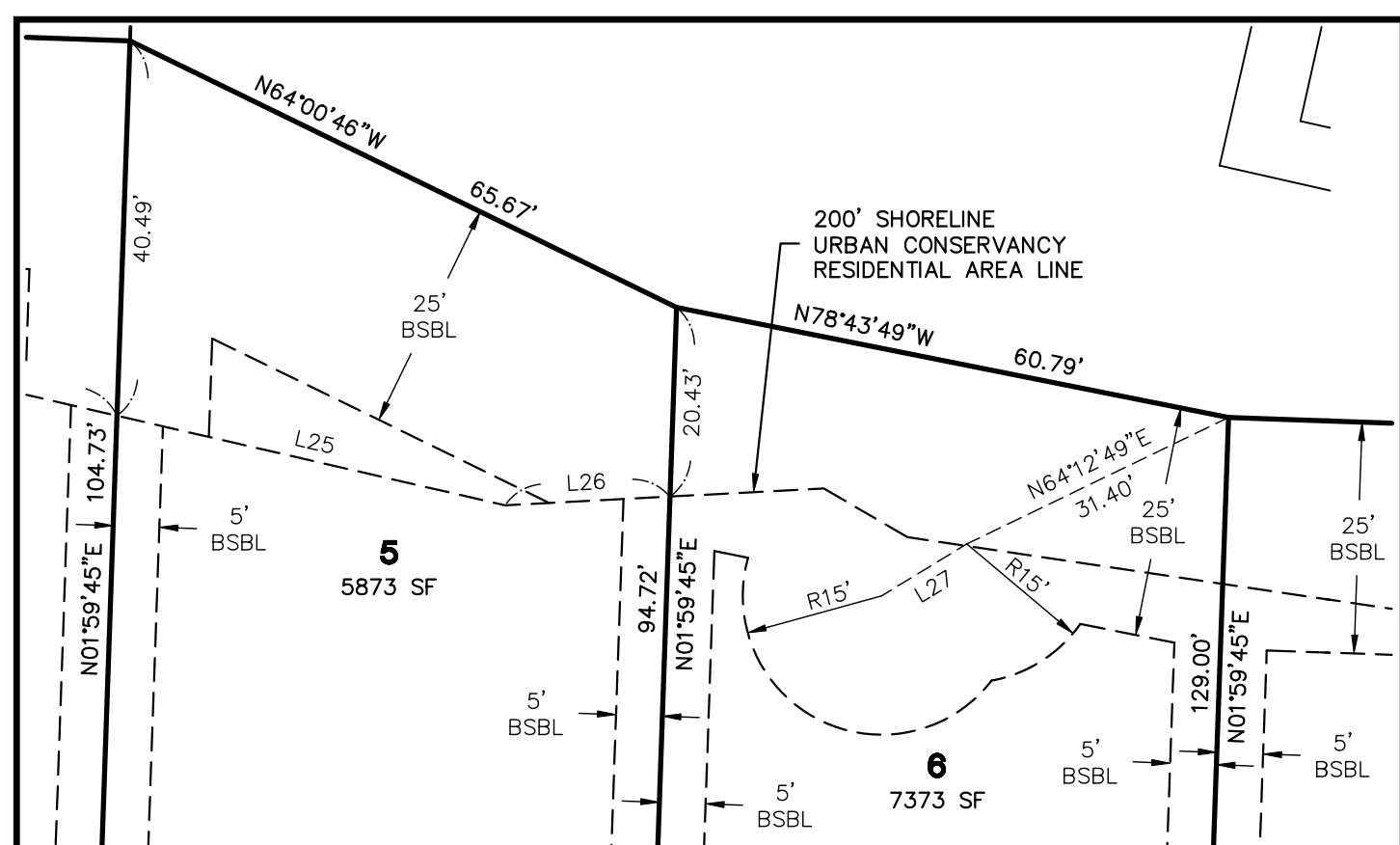
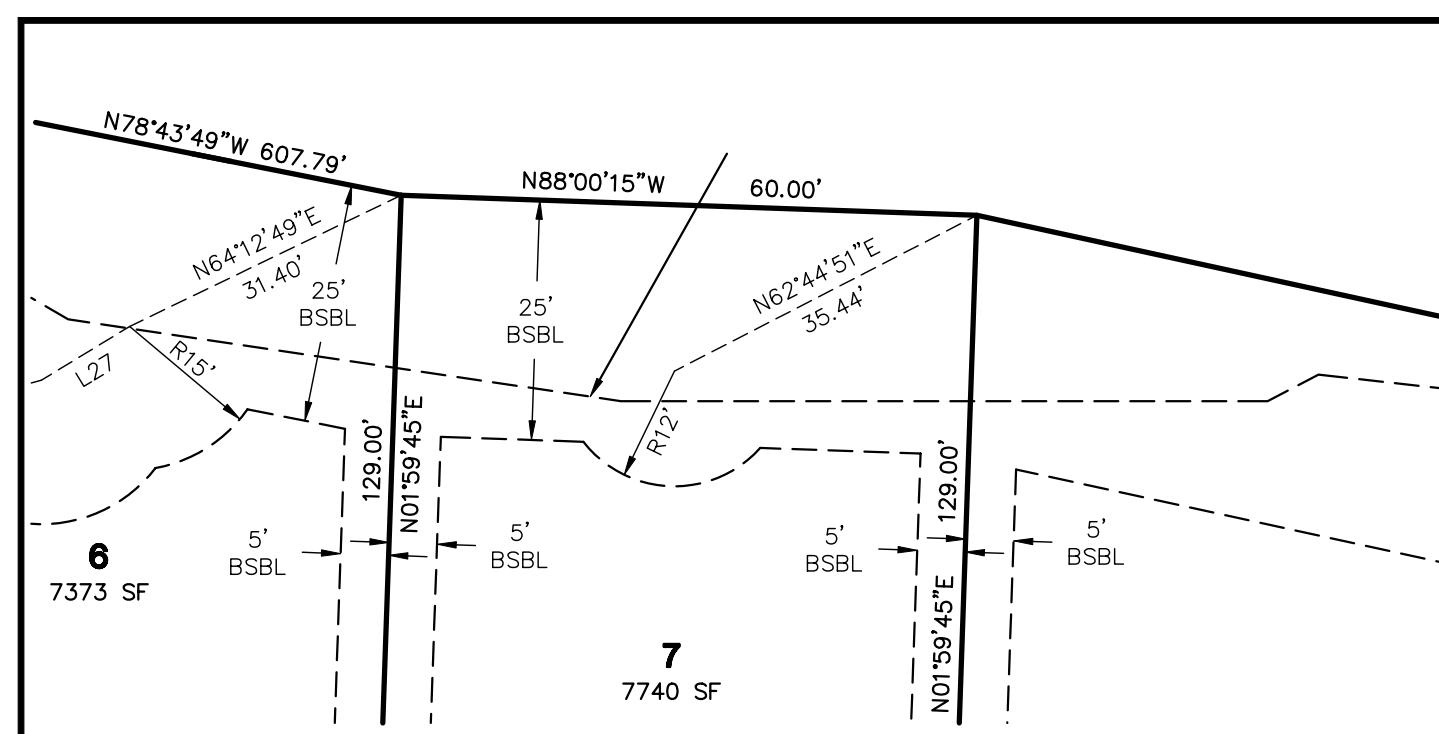
6005 SF

104.73'

5' BSBL

101°59'45"E

40.49'



CURVE	DELTA	RADIUS	LENGTH
C18	10°23'36"	25.00'	4.53'
C19	05°40'17"	25.00'	2.47'

LINE	BEARING	LENGTH
L16	N58°00'48"E	22.67'
L17	N07°53'56"E	27.14'
L18	N86°20'59"W	7.62'
L19	N76°54'53"W	37.97'
L20	N85°59'17"W	10.75'
L21	N72°46'01"W	4.24'
L22	N81°52'27"W	18.53'
L23	N48°49'44"W	3.61'
L24	N77°00'43"W	39.51'
L25	N77°00'43"W	43.01'
L26	N86°59'20"E	17.85'
L27	N58°39'47"E	10.77'
L28	N22°58'35"W	31.37'
L29	N07°01'20"W	41.56'
L30	N80°00'15"W	6.80'
L31	N65°11'46"E	6.50'
L32	N78°34'23"E	21.10'
L33	N88°57'59"E	28.38'
L34	N77°12'43"E	33.40'
L35	N34°05'10"W	15.55'
L36	N86°38°07"E	8.07'

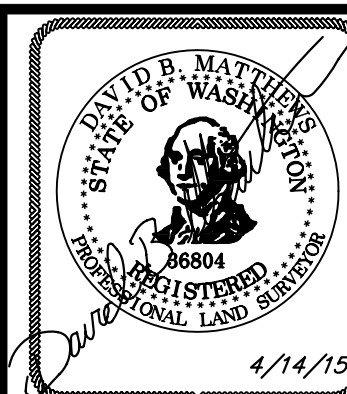
○ FOUND REBAR & CAP  
● SET REBAR & CAP, CEI #28101  
⊙ SET MONUMENT IN CASE WITH BRASS  
DISK STAMPED "LS #36804"  
○ FOUND IRON PIPE  
(C) CALCULATED  
(D) DEED  
(M) MEASURED  
(R1) KCBLA L06L0109, REC. #20070208900005  
(P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42  
—— □ —— WOOD FENCE  
BSBL BUILDING SETBACK LINE

CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 FAX (425) 392-0108

Copyright © 2007 Concept Engineering, Inc. All rights reserved.

JOB NO. 34068  
SHEET 8 OF 8



VOL/P.G.